

## RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: TENTATIVE DESIGNATION OF REDEVELOPER

DISPOSITION OF PARCEL B-3: SARGENTS WHARF

IN THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA

PROJECT NO. MASS. R-77

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WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority," has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project. No. Mass. R-77, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the North End Businessmen Development Corporation has expressed an interest in and submitted a satisfactory proposal for the rehabilitation of housing and retail space in the "Project Area"; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the North End Businessmen Development Corporation be and hereby is tentatively designated as Redeveloper of Disposition Parcel B-3 subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. Publication of all public disclosure and issuance of all approvals required by Chapter 121B of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended:



c. Submission within ninety (90) days in a form satisfactory to the Authority of:

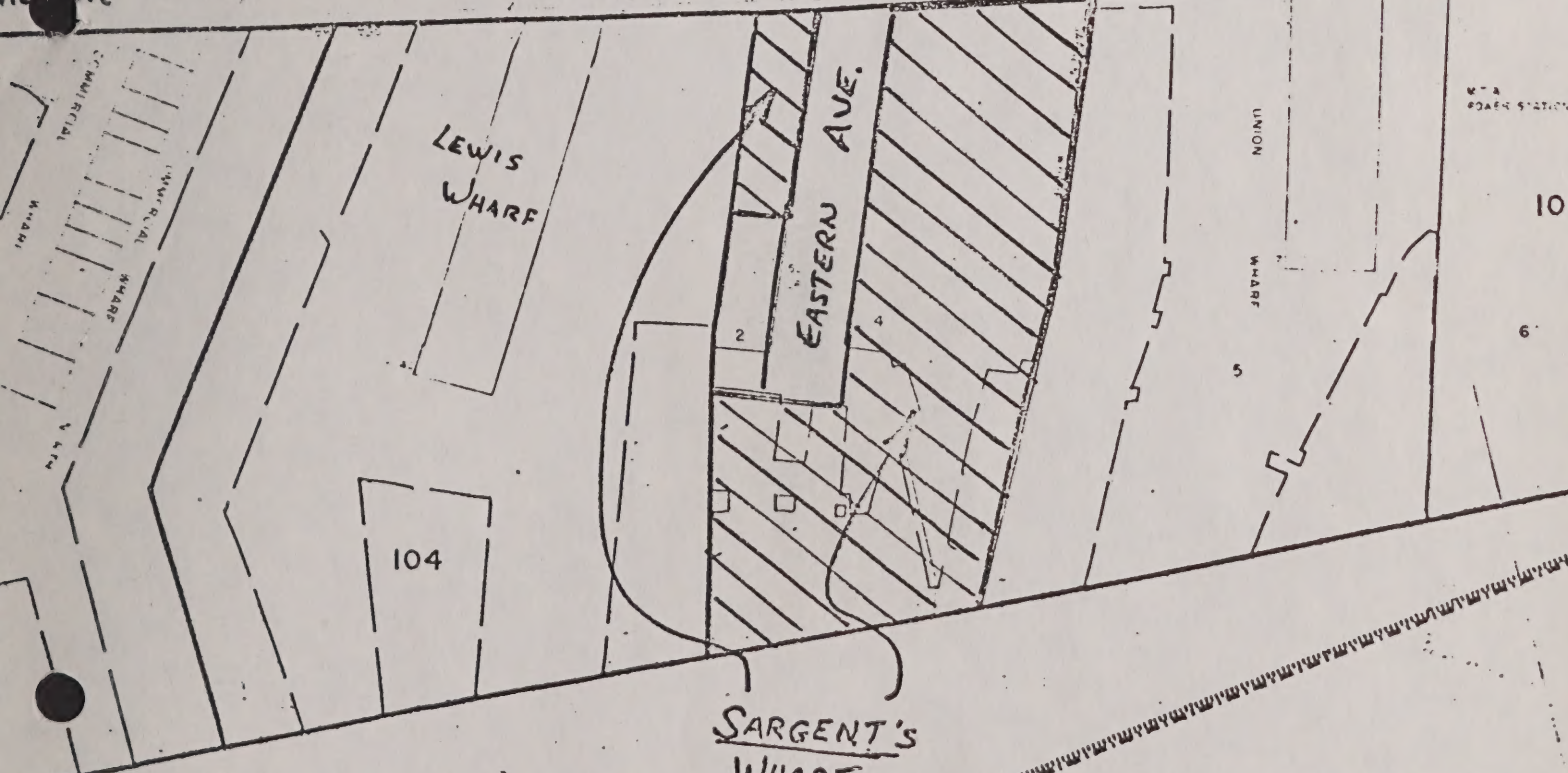
- (i) evidence of the availability of necessary equity funds; and
- (ii) working drawings indicating the number and composition of the units for new construction together with an acceptable proposal for landscaping and parking on or off the site; and
- (iii) evidence of financing commitments from banks or other lending institutions; and
- (iv) proposed development schedules

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Secretary is hereby authorized and directed to publish notice of the proposal disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004)..

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further; that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.





SARGENT'S  
WHARF  
PARCEL  
B-3



July 18, 1974

## MEMORANDUM

TO: THE BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA  
PROJECT, MASS. R-77  
TENTATIVE DESIGNATION OF REDEVELOPER  
SARGENTS WHARF  
DISPOSITION PARCEL B-3

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Sargents Wharf is the pier located adjacent to Eastern Avenue and just north of Lewis Wharf. This pier is presently the site of the now abandoned Quincy Market Cold Storage Warehouse and Power Station (see attached map).

On May 29, 1974, four development proposals were received by the Authority in response to a public offering of Parcel B-3 which allowed for either new construction or rehabilitation of the present structures. Three of the proposals submitted are for all new construction, while one suggests a combination of rehabilitation and new construction (see attached summary). All of the proposals suggest mixed usage of the pier for housing, retail, office and parking with some elderly housing as well.

The proposal submitted by the North End Businessmen Development Corporation fulfills the requirements set forth by the Authority in their public offering. Their submission, called La Galleria, recommends the construction of 50 units of elderly housing, 58 units of moderate income housing and 92 units of market housing for a total of 200 apartment units. In addition, the construction of an all-weather enclosed gallery will accommodate 85,000 sq.ft. of retail space to be occupied primarily by the North End merchants who envision this development a vital adjunct of the North End community extended to the sea. Parking for 450 cars and 40,000 sq.ft. of office space is also included as well as a cultural center and large open spaces for public use at the water's edge.



The North End Businessmen Development Corporation has as its president John Savino with Peter Nobile as Treasurer. The architect will be Gerard Cugini and Howard Rockstrum and the contractor will be Vappi & Co., Inc. The Development Corporation has a great deal of community support and represents many of the merchants along Hanover Street.

It is, therefore, recommended that the Authority tentatively designate the North End Businessmen Development Corporation as developer of Sargents Wharf.

An appropriate resolution is attached.